



Dear Cameron

Further to your e-mail below we have been in contact with the Environment Agency to seek their opinion as to whether or not a FRA is required. Normally development in flood zone 2 (medium probability) requires a FRA. The Environment Agency agree that the guidance provided by them is unclear as to whether or not a FRA is needed in the case as submitted and it is for the Local Planning Authorities to determine whether or not this is a requirement.

We shall validate the application based on not requiring a FRA however in this case as there would be an increase in the number of children at the site and as a children's nursery is a vulnerable class you may wish to provide a FRA which would be a simple statement acknowledging the risk of flooding at the site and confirming any measures incorporated into the operations should the premises flood.

I shall request our administration section to validate the planning application as originally date as submitted.

I hope the above explains the situation.

Regards






RE: 20/00009/FUL (99 Fleetwood Road)

Thank you for your letter in relation to planning application reference: 20/00009/FUL (99 Fleetwood Road). We understand that the application has been made invalid because a Flood Risk Assessment has not been submitted. I write to ask whether this is required as it should be noted that the nature of this application requires no new building and relates directly to the operation of the property which is in use.

We have noted that an application had been granted by the Council on the 27th January 2017 for the variation of condition 2 of planning permission 93/00695 which did not require a flood risk assessment. Another application for the conversion of the first floor flat roof was also permitted by the Council on the 14th August 2017 and did not require a flood risk assessment. A further application to vary condition 1 of planning permission 02/94/0628 which was approved by the Council also did not require a flood risk assessment.

We trust that the application can therefore be validated without the need for a flood risk assessment given the nature of the application and notwithstanding similar applications have not required a flood risk assessment previously.

I look forward to hearing from you before close of play tomorrow.

Kind regards,



